



Doc#: 0717740234 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/26/2007 03:58 PM Pg: 1 of 3



First American Title Insurance Company

WARRANTY DEED
ILLINOIS STATUTORY
Individual

THE GRANTOR(S) Frederick T. Fowler, single. Justin T. Fowler, single. of the City of Chicago, County of Cook, State of IL for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid. CONVEY(S) and WARRANT(S) to John Franco, of 2725 Hampshire Road, #6, Cleveland Heights, OH of the County of . all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

Land THALIA TORRES, AS TENANTS BY THE ENTIRETY
See Exhibit "A" attached hereto and made a part hereof

1660202/4

SUBJECT TO: covenants, conditions, and restrictions of record; public and utility easements; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the 2nd installment 2006 taxes and subsequent years.

Hereby releasing and waiving all rights under and by virtue of the Homestead Ex. mpt on Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 16-13-403-057-1003
Address(es) of Real Estate: 2415 W. Harrison Street. #3. , Chicago, IL 60612

Dated this 7th day of JUNE, 20 07

X Frederick T. Fowler
Frederick T. Fowler

X Justin T. Fowler
Justin T. Fowler

1660202 2/4

UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Frederick T. Fowler, Justin T. Fowler, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 7th day of JUNE, 20 07.

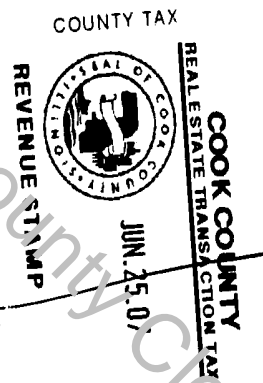


Elizabeth Dickson (Notary Public)

Prepared by:
Judy DeAngelis
Attorney at Law
767 Walton Lane
Grayslake, IL 60030

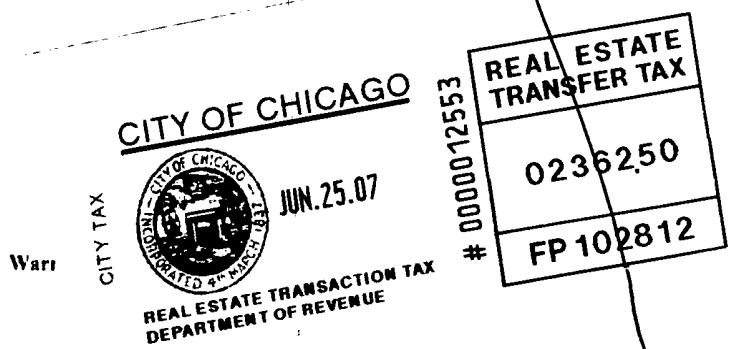
Mail to:
John Gaines
Attorney at Law
10 S. LaSalle St., #3500
Chicago, IL 60603

Name and Address of Taxpayer:
John Franco
2415 W. Harrison Street, #3
Chicago, IL 60612



0000043718
REAL ESTATE TRANSFER TAX
00157.50
FP 103028

0000043512
REAL ESTATE TRANSFER TAX
00315.00
FP 103027



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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: PARCEL 1:

UNIT 3 IN THE 2415 WEST HARRISON STREET CONDOMINIUM, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 94 IN H.G. SPAFFORD'S SUBDIVISION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0325810060 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 5, A LIMITED COMMON ELEMENT AS DELINEATED ON THE ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0325810060.

Permanent Index #'s: 16-13-403-057-1003

Property Address: 2415 West Harrison Street, Unit #3, Chicago, Illinois 60612

Property of Cook County Clerk's Office